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# **City of Mission Viejo 2021 Housing Element Update**

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**Community Workshop  
June 22, 2023**

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# Housing Element Overview

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- 1 of 7 mandatory elements of the City's General Plan
- Required to be certified by the State Department of Housing and Community Development (HCD)
- Must be updated every 8 years
- 6th Cycle Planning Period: 2021 – 2029
- 105 out of 197 jurisdictions in SCAG Region are certified (53%)
- 18 out of 35 jurisdictions in Orange County are certified (51%)
- State mandates that all local governments ***“adequately plan to meet existing and projected housing needs of all economic segments of the community”***



# Regional Housing Needs Assessment (RHNA)

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- Requires cities to zone for “fair share” of region’s housing needs
- Based on State population growth (determined by HCD)
- Mix of housing for economic segments
- Affordability linked to zoning & density
- RHNA is a planning target, not a building quota

# What is “Affordable” Housing?

By definition, housing is affordable when the total housing cost, including utilities, is no more than 30% of a family’s gross income.

Income Category	% of County Median Income	Maximum Income
Extremely low	Up to 30%	\$40,350
Very low	31-50%	\$67,250
Low	51-80%	\$107,550
Moderate	81-120%	\$128,050
Above moderate	Over 120%	Over \$128,050

Source: HCD Revised State Income Limits – 12/31/2021

# 6<sup>th</sup> Cycle RHNA

## Mission Viejo, Orange County & Adjacent Cities

Jurisdiction	Total	Extremely Low	Low	Moderate	Above Moderate
<b>Mission Viejo</b>	<b>2,217</b>	<b>674</b>	<b>401</b>	<b>397</b>	<b>745</b>
Orange County	183,861	46,416	29,242	32,546	75,657
Laguna Hills	1,985	568	353	354	710
Laguna Niguel	1,207	348	202	223	434
Lake Forest	3,236	956	543	559	1178
Rancho Santa Margarita	680	209	120	125	226
San Juan Capistrano	1,054	270	173	183	428

# What's in the Housing Element?

## Regional Effort

### Housing Needs Assessment

- Analysis of existing and future housing needs

### Fair Housing Assessment

- Identifies fair housing issues and strategies to address any barriers to fair housing

### Housing Sites Inventory

- List of suitable sites that could accommodate a potential housing development

### Constraints Analysis

- Analysis of potential constraints to housing (i.e., permit processing procedures, fees, etc.)

### Evaluation of Past Performance

- Evaluates implementation progress on the past Housing Element

### Goals, Policies, & Programs

- Includes new programs to comply with state law and reflect the plan for accommodating the communities needs.

# Revised Housing Element

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- Available on City of Mission Viejo Website:  
<https://cityofmissionviejo.org/departments/housing-element>
- Substantial rewrite from previous version adopted in 2021
- Addresses all comments from HCD
- Housing Programs and Implementing Actions
- Feasibility studies for rezoned housing sites
- Additional public outreach and engagement
- Affirmatively Furthering Fair Housing (AFFH)

# Adjusted Summary Table

Revision to Table IV-2 (Pg. 68 of Housing Element)

Income Levels	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA Target</b>	<b>674</b>	<b>401</b>	<b>397</b>	<b>745</b>	<b>2,217</b>
Credits	21	33	19	256	329
Entitled Projects <i>(post 6/30/21 occupancy)</i>	5	5	0	255	265
Accessory Dwelling Units	16	28	19	1	64
<b>Remaining RHNA</b>	<b>653</b>	<b>368</b>	<b>378</b>	<b>489</b>	<b>1,888</b>
Inventory Sites <i>(No Rezoning Required)</i>	750	443	438	817	2,448
Non Vacant Sites	685	404	399	745	2,233
Vacant Sites	65	39	39	72	215
<b>Credits + Inventory Sites</b>	<b>771</b>	<b>476</b>	<b>457</b>	<b>1,073</b>	<b>2,777</b>
<b>Surplus over RHNA</b>	<b>97</b>	<b>75</b>	<b>60</b>	<b>328</b>	<b>560</b>



# Housing Programs & Implementing Actions

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- Implements Housing Element through various programs and specific actions
- Intended to address Mission Viejo's housing needs
- 16 Programs proposed in revised Housing Element

# Housing Programs & Implementing Actions

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- Program 2: Surplus Land Act
  - Feasible arrangements to aid the potential development of Site 3
  - May include sale, lease, public-private partnerships to facilitate development
  - Comply with Surplus Land Act requirements

# Housing Programs & Implementing Actions

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- Program 5: Expanded Housing Opportunities
  - Provide Additional Capacity
  - Allow flexibility in development
  - Avoid No Net Loss penalties
  - Not needed to meet RHNA target
  - Will not be subject to RHNA shortfall requirements

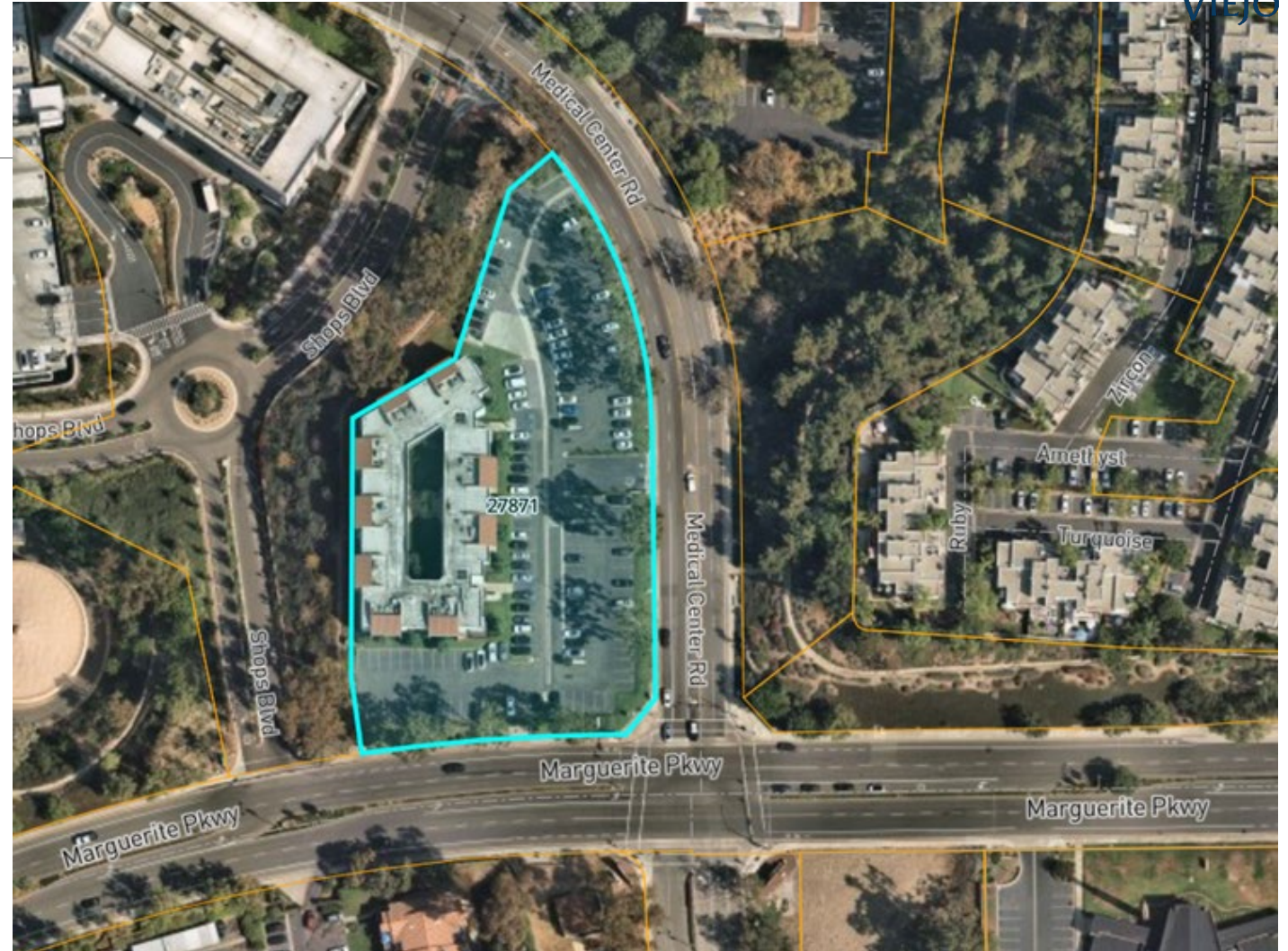


# Program 5 New Site

## Site 13: Marguerite Medical Center

(APN 740-121-12)

- 2.165 acres
- Proposed rezone to RPD 50
- Estimated capacity of 92 units







# Program 5 New Site

## Site 14: Burlington

(APN 740-111-15)

- 1.850 acres
- Proposed rezone to RPD 50
- Estimated capacity of 40 units





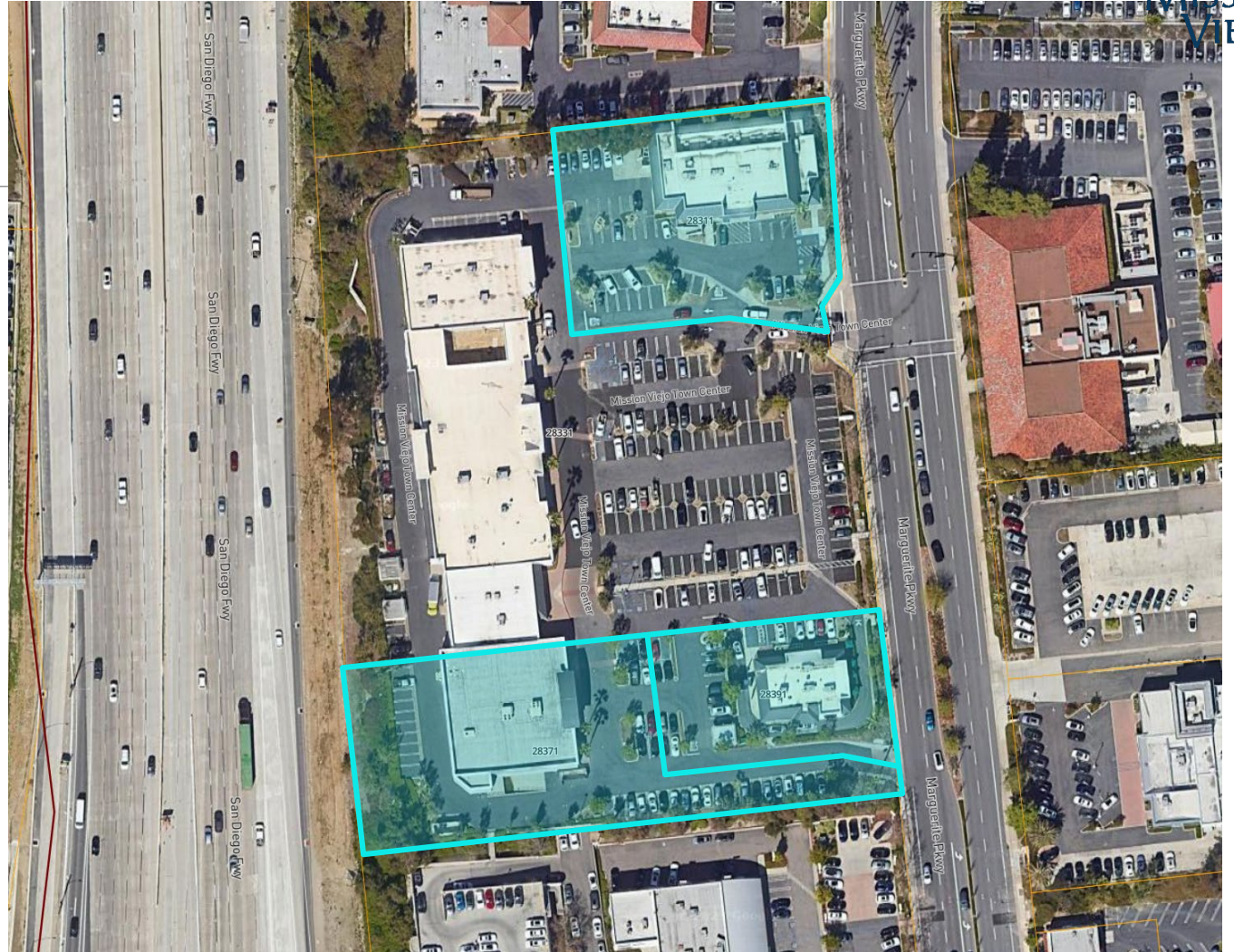


# Program 5 Expanded Site

## Site 6: Mission Viejo Town Center

(APN, 740-016-01, 740-016-02, & 740-016-04)

- Total for 3 parcels: 2.46 acres
- Proposed rezone to RPD 30
- Estimated additional capacity of 32 units





# Program 5 Expanded Site

## Site 10: Center Drive

(APN 740-121-27)

- 0.21 acres
- Proposed rezone to RPD 50
- Estimated additional capacity of 4 units



# Housing Programs & Implementing Actions

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- Program 12: Objective Design Standards
  - Facilitate multi-family housing development
  - Safeguard to ensure project maintains City development expectations
  - Site planning, architecture, landscaping
  - Currently in process of being developed



# Housing Programs & Implementing Actions

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- Program 13: Zoning Code Amendments
  - Low Barrier Navigation Centers
  - Emergency Shelters
  - Supportive Housing
  - Employee Housing
  - Residential Care Facilities
  - Reasonable Accommodation
  - Senior Housing Overlay
  - SB35
  - SB9
  - Minor Building Height Increase

# Housing Programs & Implementing Actions

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- Program 14: Inclusionary Requirements
  - Feasibility study to explore inclusionary housing program for Mission Viejo
  - May establish minimum affordability requirements
  - Partnerships with non-profit organizations
  - In-lieu housing options
  - Consider adopting program within 6 months of completing study

# Appendix A: Public Outreach & Engagement

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## Previous Public Meetings

- March 31, 2021 – Public Workshop
- May 24, 2021 – Planning & Transportation Commission
- June 8, 2021 – City Council
- June 22, 2021 – City Council
- September 27, 2021 – Planning & Transportation Commission
- October 12, 2021 – City Council
- June 9, 2022 – Public Workshop
- June 10, 2022 – Public Workshop
- June 12, 2023 – Planning & Transportation Commission

# Appendix A: Public Outreach & Engagement

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## Additional Information Resources & Outreach Efforts

- New webpage: Housing Element website
  - Housing Element Resources
  - Previous Drafts
  - HCD Comments
  - FAQ
- Online Surveys
  - General Community
  - Senior Population
- Attended Senior Luncheon at Norman P. Murray Center

# Appendix A: Public Outreach & Engagement

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## Survey Responses:

- 33% experienced:
  - Adult child living at home
  - Lack of funding to make home repairs
- Top Three Housing Priorities:
  1. Encourage maintenance and rehabilitation of homes in older neighborhoods
  2. Create a blend of uses (commercial/office and residential) projects that encourage walkability and less dependence on autos
  3. Tie for #3
    - Establish special needs housing for seniors, persons with disabilities, and/or veterans
    - Focus new housing within existing developed areas and/or cluster/compact housing to preserve open space
- Seniors valued:
  - Funding for home maintenance
  - Locating senior residential developments near medical services

# Appendix A: Public Outreach & Engagement

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## Upcoming Public Meetings

- June 27, 2023 – City Council

# Appendix C: Housing Sites Feasibility Analyses

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- Related California, a mixed use developer, performed studies on the developability of the rezoned sites
- Studies evaluated if a housing development could occur and meet projected densities and City development standards
- For a more conservative approach, sites were assessed at 85% capacity

## Appendix D:

# Affirmatively Furthering Fair Housing (AFFH)

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**“Meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”**

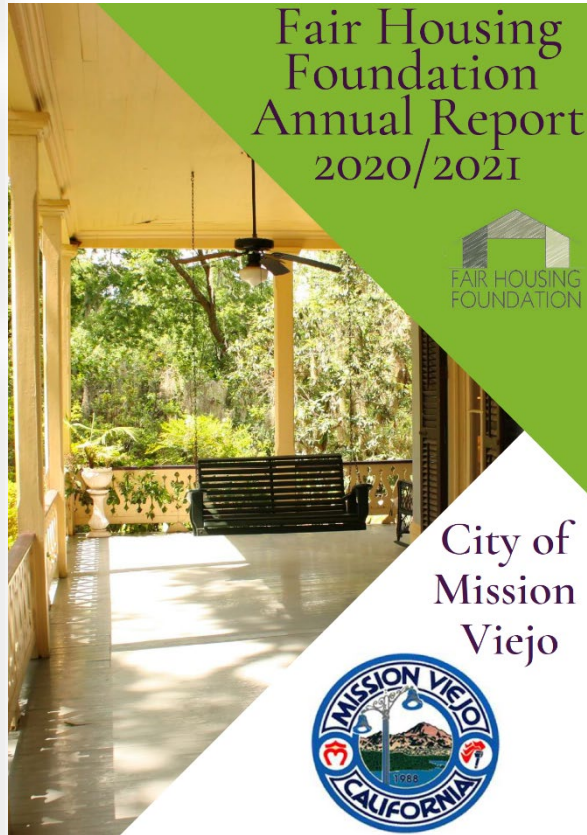
*(California Department of Housing and Community Development (HCD), April 2021)*

Assess and address the following:

- Fair Housing Enforcement and Outreach Capacity
- Segregation and Integration
- Disparities in Access to Opportunity
- Disproportionate Housing Needs, including Displacement Risks
- Ethnically Concentrated Areas of Poverty and Affluence



# AFFH: Fair Housing: Enforcement & Outreach Capacity



Mission Viejo contracts with the Fair Housing Foundation to offer outreach, fair housing services and tenant/landlord counseling to residents, and open cases to investigate incidents:

- Approximately 60-70 clients assisted per year
- Focused on Low/Very Low Income residents' issues
- About half the clientele are Senior, Disabled, Female-headed households – all groups at risk of housing displacement
- Almost 80% of clients are in-place tenants, but community groups, property owners and rental home seekers are also assisted

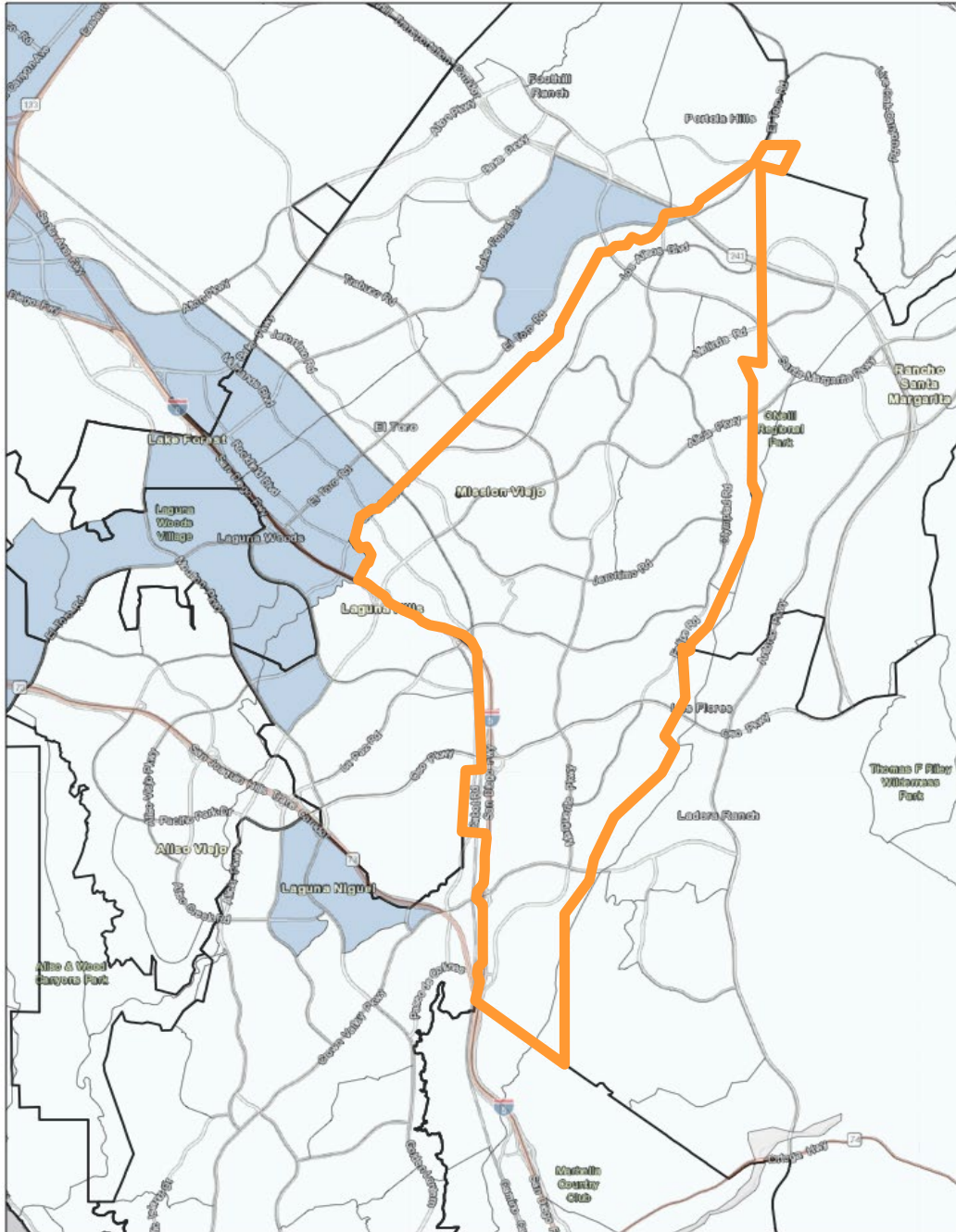
# AFFH: Racial/Ethnic Composition of Mission Viejo & Surrounding Cities

Population by Race	White	Black	Hispanic	Asian/PI
<b>Mission Viejo</b>	<b>66.87%</b>	<b>1.36%</b>	<b>16.94%</b>	<b>10.62%</b>
Laguna Hills	58.58%	2.39%	20.87%	14.59%
Laguna Niguel	66.48%	1.89%	16.84%	10.11%
Lake Forest	53.98%	1.80%	24.52%	15.57%
Rancho Santa Margarita	63.36%	2.47%	19.57%	10.47%
San Juan Capistrano	57.30%	0.09%	36.37%	3.30%
Orange County	41.40%	1.57%	34.20%	19.78%

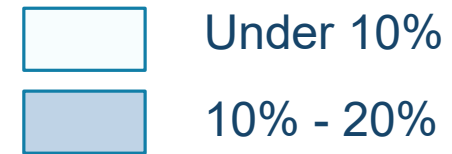
Source: Orange County Analysis of Impediments to Fair Housing Choice

Mission Viejo's population has a similar racial/ethnic mix as the neighboring cities of Rancho Santa Margarita and Laguna Niguel. Lake Forest and San Juan Capistrano have a higher proportion of Hispanic and Asian populations.

## Mission Viejo: Poverty Status (ACS 2015-19)



Poverty Status:  
Percent of Households per Census Tract with  
income under the Poverty Level in the last 12  
months.



Every Census Tract in Mission Viejo was below  
the 10% threshold, although the percentages  
ranged from 1.1% to 9.0%. The median was  
approximately 5%.

# AFFH: Disproportionate Housing Needs

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Analysis of factors which disproportionately impact protected classes or groups with special needs (such as race, disability status, senior status, etc.).

Examples of factors analyzed include:

- Segregation & Integration
- Overpayment
- Substandard Housing
- Overcrowding
- Displacement Risk

# AFFH: Disproportionate Housing Needs Overpayment

- Overpayment = Households paying over 30% of income on housing
- Severe Overpayment = over 50%

**Proportion of Rent to Household Income**

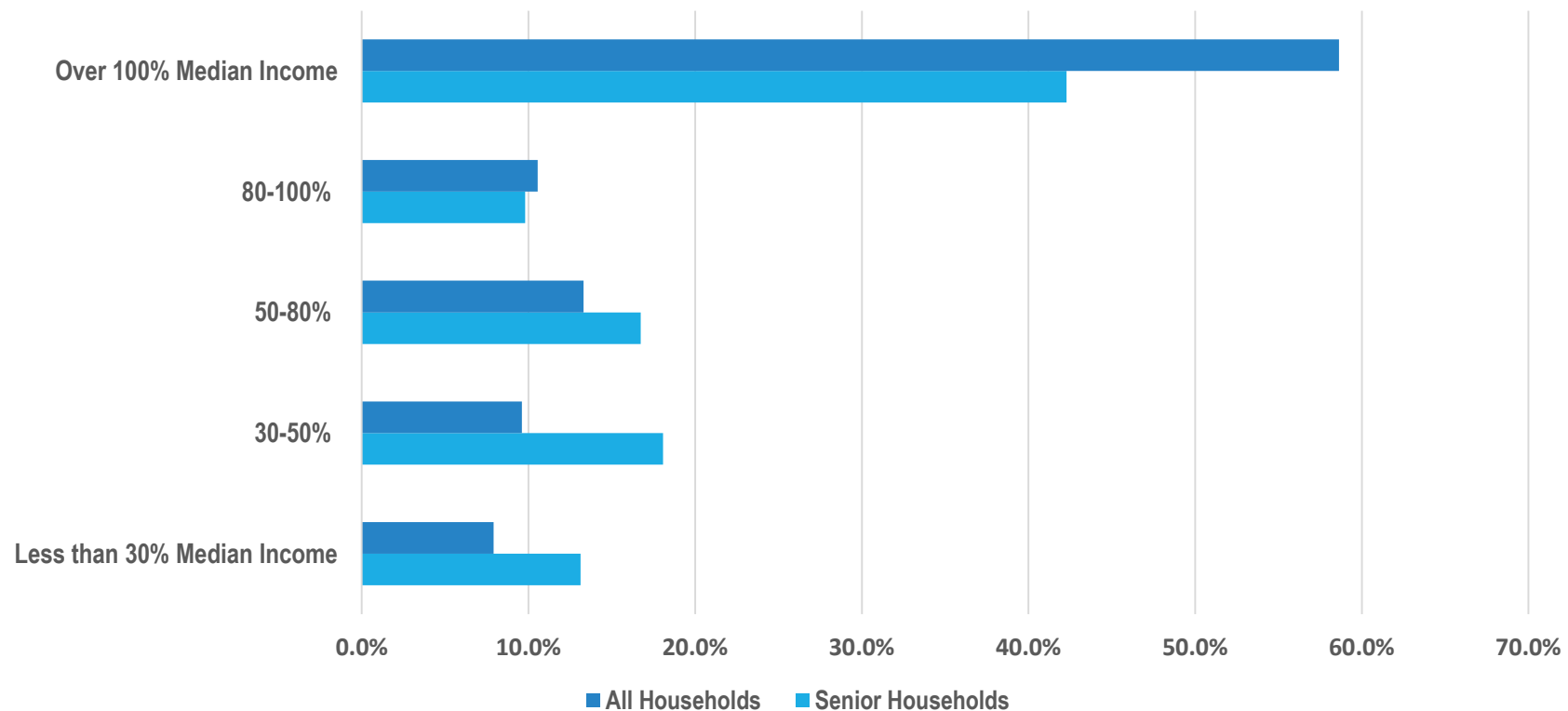
Household Income % of Income	Under \$20,000	\$20,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,000	Over \$100,000
<b>Over 50%</b>	<b>96.8%</b>	<b>91.8%</b>	<b>53.9%</b>	<b>21.5%</b>	<b>0.5%</b>	<b>0.0%</b>
<b>30%-49%</b>		<b>4.9%</b>	<b>43.2%</b>	<b>70.0%</b>	<b>64.3%</b>	<b>15.0%</b>
20%-29%	3.2%	1.1%	2.9%	8.5%	32.7%	47.5%
Under 20%		2.1%			2.4%	37.5%

- Almost all low income rental households in Mission Viejo are paying high proportions of their income on rent, many falling into the Severe Overpayment category.
- Populations with special needs – such as Disabled, Senior, Female-Headed Households with children- tend to be disproportionately represented in lower income categories

# AFFH: Disproportionate Housing Needs Senior Households

Example of Senior Households: Over-represented in lower income categories; lower income categories pay very high proportions of income on housing.

Senior vs. All Mission Viejo Households: Income Characteristics



# AFFH: Disproportionate Housing Needs Displacement

Mission Viejo has the highest % of housing units with Housing Choice Vouchers among neighboring cities, at 0.7%. Orange County has 1.2%, concentrated in the north of the county.

City	Housing Units	Housing Choice Voucher	HCV as % of Total Units
Laguna Hills	11,426	19	0.2%
Laguna Niguel	27,281	78	0.3%
Lake Forest	30,570	164	0.5%
Rancho Santa Margarita	17,606	109	0.6%
San Juan Capistrano	12,319	52	0.4%
<b>Mission Viejo</b>	<b>34,982</b>	<b>236</b>	<b>0.7%</b>

Housing assistance programs help residents afford housing in Mission Viejo.



# AFFH Analysis

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- Identifies and analyzes patterns of segregation, access to opportunity, housing needs, displacement risk and poverty & affluence.
- Used to ensure that new housing development to meet the City's Regional Housing Needs Assessment (RHNA)
- Ensures that new development will not reinforce concentrations of poverty or lack of opportunity.
- Informs of actions and programs needed to meet the City's unmet housing needs.







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**2021 Housing Element Update**

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